



CITY OF DURHAM | NORTH CAROLINA

Date: March 8, 2011

To: Thomas J. Bonfield, City Manager
Through: Keith Chadwell, Deputy City Manager
From: Mike Barros, Director
Department of Community Development
Subject: Home Grant Agreement with the Center for
Community Self-Help for Homeownership
Architectural and Engineering Services in
Southside

Executive Summary

On May 3, 2010, City Council approved the FY 2010-2011 Annual Action Plan for the use of CDBG, HOME and ESG Funds. The FY 2010-2011 Annual Action Plan included an allocation of HOME funds to initiate homeownership activities in the Southside neighborhood.

The contract with Self Help will allow for the hiring of an architectural and engineering firm to create house designs, minor infrastructure and landscape improvements and gateway signage for the first phase of homeownership development in the Southside neighborhood. A map is attached that defines the boundaries for Phase I. The architect will design a minimum of five single family house plans and three townhome and/or multifamily plans. The single family designs will have the flexibility to provide several hundred elevations, so that the streetscape will be compatible, but each unit will have a different look from the street. Due to the topography in the Phase I area, the design of the townhome and/or multifamily units will be based on a site analysis conducted by the architect and the civil engineering firm.

Phase I development will consist of approximately forty five homes by Self Help and for profit and nonprofit developers.

Recommendation

The Department of Community Development recommends that City Council authorize the expenditure of up to \$138,500.00 in HOME funds and authorize the City Manager to execute a Grant Agreement and related documents with the Center for Community Self-Help in the amount of \$138,500.00 for homeownership architectural and engineering services in the Southside neighborhood.

Background

In December, 2010 Self-Help issued a Request for Qualifications to secure the necessary architectural and engineering services to begin the design work for the Southside homeownership initiative. Five firms responded and all five were reviewed by a panel consisting of two employees from Self-Help, two City staff employees from the Department of Community Development and two neighborhood residents. After an initial ranking, the top three firms; O'Brien Architecture, Tightlines Design and Cline Davis Architecture were invited to present to the review panel. Subsequent to the presentations and after careful evaluation and consideration, the panel chose O'Brien Architecture. O'Brien Architecture's team will consist of Haden Stanziale, Civil and Landscape Architect, Jarvis Martin, Appraiser and James Williams, Landscape Architect, who will facilitate all community meetings and charettes.

This contract will provide partial funding for Self-Help to secure the necessary architectural and engineering services with O'Brien Architecture that will provide the following:

Research and site analysis: will include survey of existing conditions, zoning options, UDO requirements, submittals, approvals and permitting, utility infrastructure, stormwater considerations, topography, slopes and lot buildability.

Building programming and evaluations of existing homes: will include preliminary evaluation of existing homes, meetings with realtors, City, Self-Help and other partners to determine building program, design parameters and present design concepts.

Detailed Development Plan: will address sidewalks, street trees, gateway locations, landscape and signage, gateway entrances, plan and carry out charettes, potential stormwater treatment locations and issues, lot reconfigurations, phasing plans, presentation graphics and renderings.

Neighborhood meetings: will organize and facilitate a minimum of two neighborhood meetings with stakeholders to conduct charettes, present master plans, process and schedules.

Housing design and construction documents: will provide designs, architectural and engineering documents for single family homes and townhomes on approximately 45 parcels.

House permitting and bidding: will coordinate submittal, paperwork and permitting for housing projects, coordinate bid document distribution, pre-bid meeting, requests for information and analysis of bids.

Development plan implementation: To include construction and permitting documents to implement the Detailed Development plan drawings

Infrastructure bid assistance: assistance with bidding and award phase of project infrastructure work will include attending a pre-bid conference, bid opening and contract award.

The estimated maximum cost of the contract is \$188,500.00 with the City providing \$138,500.00 toward the cost and Self Help providing the balance of \$50,000.00.

Issues/Analysis

The revitalization of Durham's central city neighborhoods was a specific priority of the Five-Year Consolidated Plan. Creation of house, landscape and infrastructure plans is one of the needed steps to begin the revitalization of the Southside neighborhood. To successfully market homeownership units in Southside requires careful product selection and design which has been thoroughly vetted with realtors and other stakeholders. Additionally, gateway treatments (signage and landscaping) and minor infrastructure improvements (sidewalks, street trees, etc.) are essential marketing elements. The redevelopment of Southside will not only improve the housing stock in this area, but also will substantially increase homeownership rates and address many quality of life issues. Funds for the construction of minor infrastructure improvements were included in the FY 10-11 Annual Action Plan.

Alternatives

The City Council may elect to not provide funding for this project. It should be noted however that there are no alternative funding sources. If the project does not receive HOME funding, the Center

for Community Self-Help will have to delay or cancel plans to develop new housing in the neighborhood.

Financial Impacts

HOME funds from the FY 10-11 allocation in the amount of \$115,212.00 are budgeted and available for this project, with the balance of \$23,288.00 available from reallocated HOME funds. There will not be any impact on the City's General Fund. The project will not generate revenues, nor will it create ongoing maintenance responsibilities or additional staffing needs. Over the long term, the stabilization of the neighborhood and new residential development will have a positive impact on the General Fund by enhancing the tax base.

SDBE Summary

The Center for Community Self-Help shall comply with all applicable provisions of Chapter 26 of the Durham City Code (Equal Business Opportunities Ordinance), as amended from time to time, as they apply. The failure of the Center for Community Self-Help to comply with that chapter shall be a material breach of contract which may result in the rescission or termination of this contract and/or other appropriate remedies in accordance with the provisions of that chapter, this contract, and State law.